

Submitted January 9, 2013
Approved as of
Date January 9, 2013

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. 25-2012
Wednesday, December 12, 2012**

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 7:00 p.m., Wednesday, December 12, 2012.

PRESENT

David Hill, Chair
John Tyner
Don Hadley
Kate Ostell
Dion Trahan
Jack Leiderman

Absent: Jerry Callistein

Present: Bridget Donnell-Newton, Councilmember
Andrew Gunning, Assistant Director, CPDS
Marcy Waxman, Assistant City Attorney
Jim Wasilak, Chief of Planning
Bobby Ray, Principal Planner
Jeremy Hurlbutt, Planner III
Deane Mellander, Zoning Administrator
Emad Elshafei, Chief of Traffic and Transportation
Peter Campanides, Transportation Engineer II
David Levy, Chief of Long Range Planning
Cindy Kebba, Planner III

I. REVIEW AND ACTION

- A. Time Extension For Detailed Application CPD2007-004AC**, Falls Grove North, J2 Holdings, LLC – for a one-year time extension for approval of one 44,258 square foot, three-story office building, two 45,154 square foot, four-story medical office buildings, and surface and structured parking in the Falls Grove Comprehensive Planned Development, at the northeast quadrant of the intersection of East Gude Drive and West Montgomery Avenue in the PD-FG Zone.

Jeremy Hurlbutt provided background for the time extension and introduced Jody Kline of Miller Miller and Canby, representing the applicant, J2 Holdings, LLC. He answered questions from the commission.

Dr. Sakahn, co-owner of the property answered questions from the Commission regarding the types of proposed tenants to occupy the property.

Commissioner Trahan moved, seconded by Commissioner Hadley, to approve the time extension CPD2007-004AC, Falls Grove North, J2 Holdings, LLC. The motion passed on a 6-0 vote (Commissioner Callistein was absent).

- B. Zoning Text Amendment TXT2013-00235**, to require all site plan applications within the Town Center Performance District to be processed at least as a Level 2 site plan, and to require notice to be provided of applications for all site plans of Level 2 or greater to all civic and homeowner's associations in the City. Public testimony will be received on this item by the Commission, which will make a recommendation to the Mayor and Council.

Deane Mellander presented his staff report, stating that Mayor and Council were concerned that some proposed projects within the Town Center Performance District were not being reviewed on a higher level. The text amendment will require that any site plan application within the Town Center Performance District will come to the Planning Commission for review as a Level 2 Site Plan. Mayor and Council made a decision to increase the noticing area for any Level 2 projects in the City and sent to all neighborhood associations electronically through the City's listserv.

Commissioner Hadley moved, seconded by Commissioner Ostell, to approve the Zoning Text Amendment TXT2013-00235, with observations that the Planning Commission and City, in general, should look at multiple plan boundaries and sorting them out from overlapping, and revisit the point system as it applies to special areas of the City. The motion passed on a 6-0 vote (Commissioner Callistein was absent).

II. DISCUSSION AND POSSIBLE ACTION

Adequate Public Facilities Ordinance (APFO) – A discussion continued with Emad Elshafei and the Commission on the possible direction and recommendations regarding traffic standards in the APFO.

After much discussion, there was general support through a straw vote to consider increasing the percentage of trips that may be claimed by transportation demand management strategies for non-auto trips in new applications. Staff was asked to come back with a description of how those strategies would achieve a higher percentage of non-auto trips. There was no agreement on the other question regarding how to measure congestion, so question #2 was tabled.

III. WORK SESSION

Rockville Pike Plan: Draft Implementation Chapter. Cindy Kebba began her presentation on the proposed draft Chapter 5, that will cover three elements: General Policy, Transportation and Land Use. She also answered questions from the Commission.

IV. UPDATE

Status of Comprehensive Master Plan Elements. David Levy gave a report on progress achieved this year with Master Plan update activities. He reported that he will come back in January with a plan showing the next steps with the plan update.

V. COMMISSION ITEMS

- A. Revisions to Rules of Procedure – The Commission provided direction for final updates to the Rules of Procedure. No action taken.
- B. Staff Liaison Report – Mr. Gunning provided an update on the next meeting.
- C. Old Business
- D. New Business
 - 1. Meeting Calendar for 2013 – Commissioner Hadley moved, seconded by Commissioner Leiderman, to approve the Planning Commission 2013 Meeting Calendar. The motion passed on a 6-0 vote (Commissioner Callistein was absent).
 - 2. Election of a Chair for 2013 – Commissioner Ostell moved, seconded by Commissioner Hadley to nominate Commissioner Callistein as Planning Commission Chair for 2013. The motion passed on a 5-1 vote (Commissioner Trahan voted no, Commissioner Callistein was absent).
- E. Minutes – Commissioner Hadley moved, seconded by Commissioner Leiderman, to approve the Planning Commission Meeting Minutes 23-12 for October 24, 2012.
- F. FYI Correspondence

VI. ADJOURN

There being no further business Commissioner Trahan moved, seconded by Commissioner Tyner, to adjourn the meeting at 12:18 a.m.

Respectfully Submitted,

Sandra Y. Driver, Commission Secretary